

### **11-3-5: HIGHWAY CORRIDOR (HC):**

#### **A. District Intent:**

1. The HC zone district is established for the purposes of allowing residential development in a rural setting that is readily served by existing county infrastructure and in a manner that is compatible with agricultural land uses. The location of the HC zone is based on evaluation of the following criteria:

- a. Ease of providing services.
- b. Possibility of connection to a water system.
- c. Existing land use patterns.
- d. Annexation boundaries of cities.
- e. Wetlands and water flow patterns.

2. The HC zone district shall extend two hundred fifty feet (250') on either side of the centerline of those county roadways designated as highway corridor on the zone district map.

**B. Area:** Minimum land area for each dwelling unit for density purposes is one acre.

**C. Lot Width:** Minimum lot width shall be one hundred (100) lineal feet at any point, unless specifically and adequately clustered in order to meet development approval criteria to protect agricultural lands and open space.

**D. Setbacks:** Minimum setback shall be at least fifty feet (50') from any county designated roadway right of way or, in the absence of a designated right of way, at least eighty feet (80') from the centerline of the county designated roadway. Front setbacks from a private driveway or access road will be thirty feet (30') from the front property line. The minimum side and rear setbacks for all structures shall be twelve feet (12').

**E. Height:** Maximum building height shall be thirty feet (30').

**F. Special Provision:** For the purpose of locating development, density can be transferred between commonly owned property in the HC and abutting zone district to protect agriculture lands and open space based upon the findings of a site specific agricultural plan. (Ord. 481, 3-1-2004)